

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: San Mateo

555 County Center

Redwood City, CA 94063

From: (Public Agency): City of San Carlos
600 Elm Street
San Carlos, CA 94070

(Address)

Project Title: 11 El Camino Real Residential Project

Project Applicant: Summerhill Apartment Communities

Project Location - Specific:

11 El Camino Real, San Carlos, San Mateo County, California 94070

Project Location - City: San Carlos

Project Location - County: San Mateo

Description of Nature, Purpose and Beneficiaries of Project:

The project would demolish the existing one-story, approximately 28,000 square foot commercial building, parking lot, and landscaping on the 2.2 acre site and construct a new six-story apartment building with up to 242 residential units, one level of below grade parking, and one level of podium parking. The building would have a maximum height of approximately 82 feet to the top of the parapet and would include a leasing office, lobby, work-from-home space, fitness studio, clubroom, WiFi lounge, and other amenity spaces for residents. A total of approximately 19,180 square feet of shared open space would be provided in the form of two rooftop decks on the fifth and sixth floors, and two courtyards on the second floor. In addition, a fenced dog area would be provided in the southeast corner of the site for use by future residents. Approximately 21,000 square feet of additional private open space would also be provided in the form of private decks for each residential unit.

Name of Public Agency Approving Project: San Carlos

Name of Person or Agency Carrying Out Project: Summerhill Apartment Communities

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: 15332 In-Fill Development
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The proposed residential development would be consistent with all applicable land use designations, regulations, and policies and would be located on a fully developed 2.2-acre site that is surrounded by existing urban development within the City of San Carlos city limits. Due to the level of existing development on and surrounding the project site, the project site was determined to have no habitat value. An Initial Study was prepared for the project which found that the project would result in less than significant traffic, noise, air quality, or water quality impacts or these impacts would be less than significant impact with implementation of conditions of approval and compliance with existing regulations and policies. The Initial Study also found that the proposed residential project would be adequately served by all required utilities and public services.

Lead Agency

Contact Person: Rucha Dande

Area Code/Telephone/Extension: 650-802-4231

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Rucha Dande Date: 09/20/2023 Title: Senior Planner

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____